

**BOARD OF HOME INSPECTORS  
MEETING MINUTES  
April 10, 2018  
10:00 a.m.**

A regular meeting of the Board of Home Inspectors was held at 656 Chamberlin Avenue, Suite B in Frankfort, Kentucky on April 10, 2018.

**MEMBERS PRESENT**

Welford “Bud” Wenk  
Mitch Buchanan  
Steven Cunningham  
Larry Joe Walden  
Paul Ogden

**KENTUCKY REAL ESTATE AUTHORITY**

H.E. Corder II, Executive Director (via video call)  
Ryan Morrison, General Counsel  
Haley Bradburn, KBHI Board Administrator

**MEMBERS ABSENT**

None

**GUESTS**

Steve Keeney, Esq. (PLI)  
David Michael Green (InterNACHI)  
Norbert Arrington (InterNACHI)

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**CALL TO ORDER**

Board Chairman Mitch Buchanan called the meeting to order at 10:24am.

**SWEARING IN OF NEW MEMBERS**

Swearing in of new board members, Paul Ogden and Steven Cunningham by Anthony G. Cotto, PPC General Counsel and Notary Public.

**INTRODUCTION OF GUESTS**

Guests attending the meeting introduced themselves and were welcomed by the Board.

**APPROVAL OF MINUTES**

A motion was made by Bud Wenk and seconded by Larry Joe Walden to approve the regular March 13, 2018 meeting minutes. The motion carried.

**FINANCIAL REPORT**

Financial report was presented and reviewed.

**LICENSURE REPORT** (as of 4/4/18)

- Active Licensees – 478
- Inactive Licensees - 4

- Pending Licensees - 6

### **BOARD CHAIRMAN'S REPORT**

Nothing to report.

### **GUEST PRESENTATION (InterNACHI)**

David Michael Green with InterNACHI made a presentation concerning the proposal of an InterNACHI exam becoming approved along with the national exam. He stated that there are 170 InterNACHI members and that "they have every right to take a test according to their standards." Chairman Buchanan asked if he was saying then that the current national exam is biased against InterNACHI. Mr. Green responded that it is not, but that it is set up for ASHI standards. He said that InterNACHI was recently accredited to teach an associate's degree program by the federal government. He claimed that currently there is a disadvantage to those trained through InterNACHI. Chairman Buchanan pointed out that standards of practice are fairly standard and similar with no real bias. He gave an example of requirements in inspecting a roof. Mr. Green claimed that the national home inspection exam is based on the ASHI standards of practice – "that there is no question about that," he stated. Chairman Buchanan asked what the specific bias was. Mr. Green cited minimum standards, code compliance, and lawn irrigation as items out of the scope of what they do. Mr. Keeney requested to insert a comment and shed some light on that thought. He stated that home inspectors use code principles when they inspect, they do not refer to specific code compliance, but follow the principals of good inspecting. He said that, "code compliance was a red herring in this conversation." He urged the board to think about what the measures of a good test are. Does it adequately predict success in the profession? He shared that there have been studies done on this. Chairman Buchanan stated that the board would review the materials from the presentation, let Director Corder review, and make a decision at the following meeting.

### **BOARD COUNSEL REPORT**

Nothing to report. Will need to hold a closed session.

### **CASE STATUS REPORT**

No cases currently pending.

### **KENTUCKY REAL ESTATE AUTHORITY REPORT**

Newly appointed Executive Director H.E. Corder II joined the meeting via video call and introduced himself to the board as he had another all day board meeting he had to handle in Louisville and could not make it in person.

### **BOARD ADMINISTRATIVE COORDINATOR REPORT**

InterNACHI requested a title change for continuing education course #CE-3114-0019 Bridging the Gap: Building Relationships with Brokers – 2 hrs. that was approved at the March 13, 2018 meeting. The title was adjusted to "Insight from a Broker/Real Estate Agent – 2 hrs. to bring it into uniformity with other states as required.

## **OLD BUSINESS**

No old business to discuss.

## **NEW BUSINESS**

Follow up discussion to the InterNACHI exam proposal. Question was asked if the InterNACHI online membership exam would be the same as their national exam proposal. Chairman Buchanan said he would contact Mr. Green to clarify. Mr. Keeney shared thoughts that a Kentucky specific exam could create complications with reciprocity versus a national exam. One concern expressed was if the test may be too easy. General Counsel Morrison stated that it is in the board's hands, their authority to approve or disapprove the exam. The board acknowledged their homework on the subject before the next meeting in May.

## **RECESS**

Chairman Buchanan called a recess at 11:25am to make a business phone call regarding the meeting. The board reconvened at 11:45am.

## **EDUCATION COMMITTEE REPORT**

Board member Larry Joe Walden with the Education Committee made the following recommendations.

The Education Committee recommended approval of the following as submitted:

- Course: Legal Self Defense for Home Inspectors– 1 hr. (Class for Convention)
- Course: 10 Steps to Performing a Roof Inspection - 2 hrs. (Renewal)

The following courses were recommended for approval but only for three (3) hours of CE credit:

- Course: Residential Plumbing Overview for Inspectors - 8 hrs. (Renewal) – approved for 3 hrs.
- Course: How to Inspect HVAC Systems - 12 hrs. (Renewal) – approved for 3 hrs.
- Course: How to Perform Exterior Inspections - 16 hrs. (Renewal) – approved for 3 hrs.
- Course: How to Perform Residential Electrical Inspections – 4 hrs. (Renewal) – approved for 3 hrs.
- Course: Inspecting Foundation Walls & Piers – 3 hrs. (Renewal) – approved for 3 hrs.
- Course: Log Home Inspection - 4 hrs. (Renewal) – approved for 3 hrs.
- Course: Structural Issues for Home Inspectors – 4 hrs. (Renewal) – approved for 3 hrs.

The following CE provider was approved:

- CE Course Provider: InterNACHI (Renewal)

The board recommended disapproval of the following:

- Course: Becoming a Home Energy Score Assessor: How & Why – 1 hr. (Class for Convention)
- Course: Regaining Your Reputation from a Slandorous Review: Reputation Management in a Digital Age – 2 hrs.

Larry Joe Walden moved to accept the recommendations of the Education Committee report. The motion was seconded by Steven Cunningham and the motion passed. Two (2) InterNACHI continuing education course applications were approved, seven (7) were approved but for different hours than originally requested, and two (2) courses were disapproved. InterNACHI was approved as a continuing education provider.

### **APPLICATIONS COMMITTEE REPORT**

The Applications Committee recommended the following:

- Five (5) initial license applications were reviewed. Four (4) were recommended for approval. One (1) was deferred due to the certificate of insurance having two different dates on it. It will be approved upon receipt of the corrected document.
- Twenty-eight (28) license renewal applications were reviewed. Twenty-eight (28) were recommended for approval.

Motion was made by Bud Wenk to approve twenty-eight (28) renewal applications and four (4) initial applications. Motion was seconded by Mitch Buchanan. The motion carried.

### **REGULATORY REFORM**

General Counsel Ryan Morrison stated that as the legislative session has come to a close Tony Cotto should have more time now. Working on reviewing forms and making consolidations.

### **CLOSED SESSION**

Motion was made to enter executive session pursuant to KRS 61.810 Section 1(j) to deliberate on individual adjudications. The motion carried. A motion was made to come out of closed session. The motion carried.

### **COMPLAINTS COMMITTEE REPORT**

No complaints to report.

### **TRAVEL AND PER DIEM**

Larry Joe Walden motioned and Mitch Buchanan seconded to approve the travel and per diem for board members attending today's meeting. The motion carried.

### **NEXT MEETING**

The next meeting is scheduled for Tuesday, May 8, 2018, at 10:00 a.m., at the Kentucky Real Estate Commission office at 656 Chamberlin Avenue, Suite B, in Frankfort, Kentucky.

### **PUBLIC COMMENTS**

Steve Keeney added some perspective he had on the topic of the InterNACHI exam proposal. He pointed out that if the exam is 150 questions out of a base of 300 compared to the national exam having 200 out of a pool of 4,000 questions this exam could create a situation of retakes becoming memorized with such a low database.

### **ADJOURMENT**

A motion was made by Paul Ogden and seconded by Bud Wenk to adjourn the meeting. The motion carried and the meeting was adjourned at 12:42pm.

Minutes prepared by Board Administrator, Haley Bradburn, on April 16, 2018.